



Building Plot

## Building Plot, Adjacent to 10 Outgang Road, Aspatria, Wigton, CA7 3HW

**Offers In The Region Of £70,000**

A rare chance to secure a parcel of land in the heart of the village, perfect for a single four-bedroom detached family home. This site offers an exceptional opportunity for developers or self-builders to create a spacious, modern home in a sought-after location.

Ideally positioned for local amenities, schools, and transport links, this is a fantastic prospect to build your own home and be part of life in Aspatria.

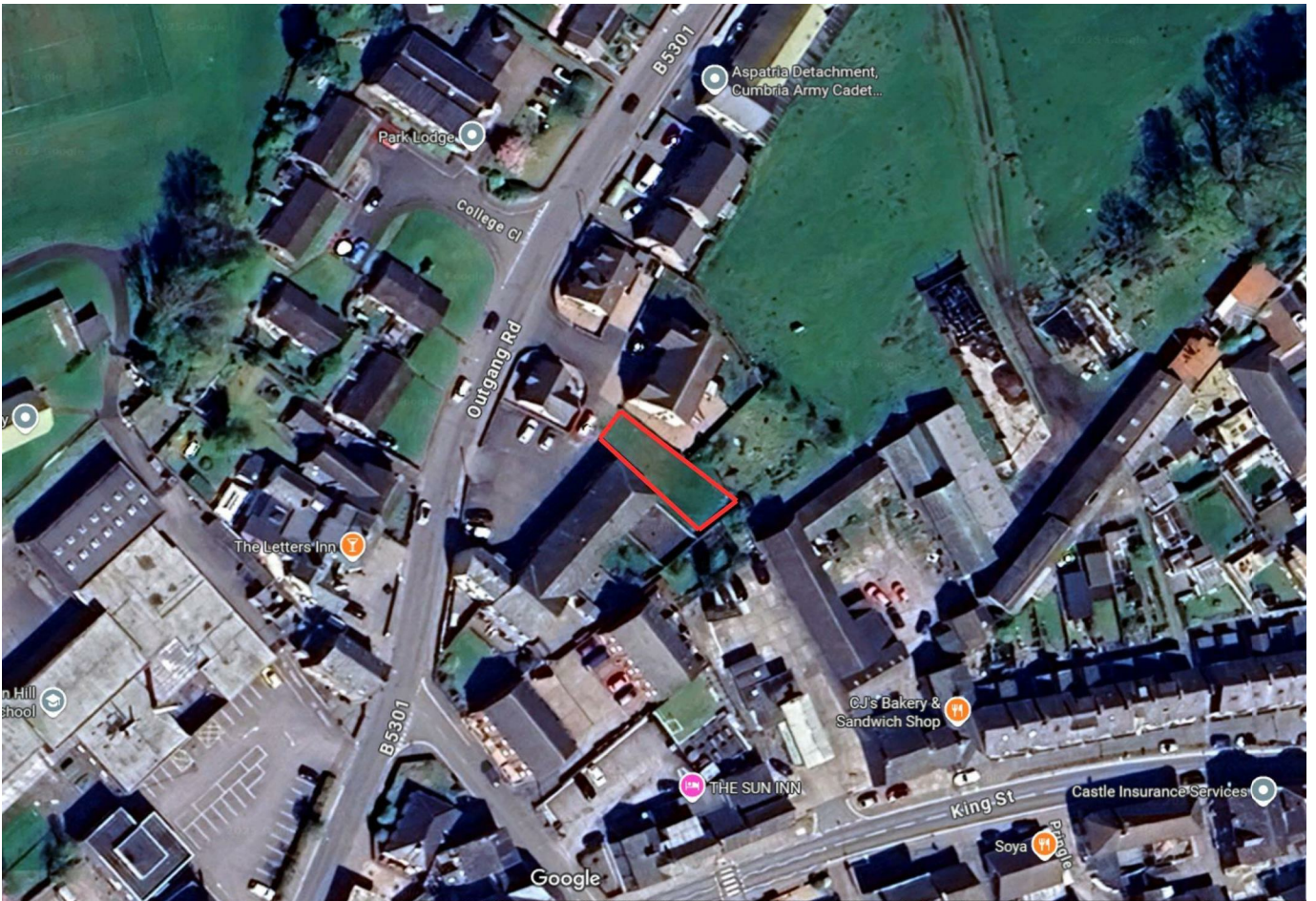
- Opportunity to self- build your own home
- Create a home that's made for you — your life, your needs, your style.
- Lapsed planning for single 4 bed dwelling
- Central village location with strong sense of community
- Close to shops, cafes, healthcare, and services
- Excellent transport links



GRISDALES

LAND & NEW HOMES







## Property Details

### DEVELOPMENT OPPORTUNITY

#### OVERVIEW

Key Details: Lapsed planning for a single four-bedroom dwelling - Plans available upon request  
The plot is situated just a short walk from the centre of Aspatria village, this self-build plot offers an excellent opportunity to design and create your own home within an established community. The location provides a balance of convenience and tranquillity, with everyday amenities nearby, the Solway Coast just 5 minutes away at Allonby, and the Lake District National Park only a short drive further.

#### WHAT3WORDS

///survivor.standing.regret

#### MORE INFORMATION & VIEWINGS

Our Land & New Homes Manager is here to guide you through every step of the process. Register your interest today and be among the first to explore this exceptional development opportunity.

Contact Scott Freeman-Wooding, Land & New Homes Manager, Mobile: 07377 226 428, Office: 01900 829 977, Email: [scottfreemanwooding@grisdales.co.uk](mailto:scottfreemanwooding@grisdales.co.uk)

#### LOCAL AMENITIES

Aspatria village offers a wide range of amenities including supermarkets, independent shops, cafés, and a post office. Families benefit from access to well-regarded schools and nurseries, while healthcare, leisure facilities, and community services are all within easy reach.

#### TRANSPORTATION LINKS

Aspatria is well connected for travel throughout Cumbria and beyond. The village train station provides direct services to Carlisle, Whitehaven, and Barrow. The nearby A596 and A595 offer excellent road links to Workington, Cockermouth, and Carlisle, while regular bus services run through the village.

#### NEARBY ATTRACTIONS

Solway Coast Area of Outstanding Natural Beauty – Allonby is only 5 minutes away, perfect for coastal walks and beachside relaxation.

Lake District National Park – less than 30 minutes by car, offering world-famous landscapes, hiking,

and leisure opportunities.

Cockermouth & Keswick – historic market towns with a mix of culture, shopping, and dining.

Carlisle – the region's historic city with a cathedral, castle, shopping centres, and a vibrant cultural scene.

#### METHOD OF SALE

The plot is offered for sale by private treaty. All enquiries and negotiations are to be directed through Grisdales Estate Agents.

#### DIRECTIONS

From Maryport:

Take the A596 towards Aspatria. On entering the village, continue straight to the crossroads and turn left into Outgang Road at the Esso Garage.

From Carlisle:

Follow the A595 towards Cockermouth, then take the A596 at Thursby towards Aspatria. At the crossroads near the Esso Garage, turn right into Outgang Road.

From Cockermouth:

Follow the A595 towards Carlisle and take the left turn signposted for the B5301. Continue into the village centre and go straight across the crossroads into Outgang Road.

The plot is approximately 300 yards down on the right-hand side.

#### GRISDALES LAND & NEW HOMES SERVICES

Once you've purchased the land, our dedicated Land and New Homes team at Grisdales can help you sell the homes efficiently and maximise your return on investment. We know timing is everything – from selling off-plan to delivering the most effective marketing strategy with high-quality CGI visuals, professional photography, and targeted campaigns that attract serious buyers. With our local market knowledge, strong connections, and proven track record, we'll ensure your development reaches the right audience fast, helping you achieve the best possible sale.

To find out more, contact our Land & New Homes Team on 07377 226 428

## NOTES TO BROCHURE

Please Note: All details, including boundaries and measurements, have been provided by the landowner and are based on the Land Registry title deeds. Purchasers are strongly advised to satisfy themselves through their own enquiries and surveys. This brochure does not constitute a contract, part of a contract, or a warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## PURCHASING WITH GRIDDALES

Developing your land can be an exciting opportunity, but only if the process runs smoothly. At Griddales, we understand that buying or selling land can be complex and sometimes daunting. That's why our dedicated team works closely with you at every stage, providing expert guidance and support to ensure your land sale or purchase proceeds as efficiently and confidently as possible.

## FREE MARKET APPRAISAL

If you are considering selling land, we offer a completely free professional valuation and appraisal. We will advise you on a realistic asking

price that accurately reflects the current market, helping to maximise interest from developers and investors and improving your prospects of a successful sale.

## LETTINGS AND MANAGEMENT

If you are interested in land or property development as an investment, we can guide you every step of the way – from identifying opportunities and advising on purchase to assisting with planning, development potential, and maximising your return on investment.

## SURVEYS AND VALUATIONS

We want your land investment to live up to your ambitions and expectations. You need confidence that your purchase is not only a sound investment, but also a site with clear potential and minimal risk. Griddales offers a wide range of land surveys, valuations, and development appraisals, all backed by the expertise, experience, and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Griddales works with The Right Advice Cumbria (Bulman Pollard) to provide expert guidance on securing finance for land purchases or development projects. We can help you access a wide range of mortgages and development finance tailored to your needs. Important: Your property may be repossessed if repayments are not kept up. Some forms of finance may not be regulated by the FCA. Fees may apply depending on your circumstances.

## Location



Road Map



Terrain Map

## Contact Us

**Scott Freeman-Wooding**

Land and New Homes Manager



[scottfreemanwooding@grisdales.co.uk](mailto:scottfreemanwooding@grisdales.co.uk)



07377 226 428



[grisdales.co.uk](http://grisdales.co.uk)